

1997 JUNE 24

A Public Hearing was held in the Council Chamber, City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 1997 June 24 at 7:30 p.m.

PRESENT: Mayor D.P. Drummond (In the Chair)
Councillor D.G. Evans
Councillor D.N. Johnston
Councillor D.A. Lawson
Councillor C. Redman (Arrived 7:51 p.m.)
Councillor N. M. Volkow
Councillor J. Young (Arrived 7:50 p.m.)

ABSENT: Councillor D.R. Corrigan
Councillor L.A. Rankin

STAFF: Mr. D. G. Stenson, Director Planning and Building
Mrs. A.L. Lorentsen, Administrative Officer I

The Public Hearing was called to order at 7:34 p.m.

1. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 22, 1997" - BYLAW NO. 10567

Rezoning Reference #4/97

4700 Kingsway (Eaton Centre) - located central to the Metrotown core between Kingsway and Central Boulevard, one block east of McKay Avenue.

Pcl. 3 Exc: Firstly: Airspace Pcl. 1, Plan 79744; Secondly: Airspace Pcl. 2, Plan 87288, D.L. 153, Grp. 1, NWD, Plan 79648

From: CD Comprehensive Development District (based on C3 General Commercial District and P2 Administration and Assembly District)

To: Amended CD Comprehensive Development District (utilizing the C3 and C3c General Commercial Districts and P2 Administration and Assembly District as guidelines and in accordance with the Development Plan entitled "Eaton Centre Metrotown retail and entertainment-oriented expansion" prepared by Brisbin, Brook, Beynon Architects).

The purpose of the proposed zoning bylaw amendment is to permit a retail and entertainment-oriented expansion of Eaton Centre Metrotown.

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Paul Gleeson, Toronto, Ontario appeared before the members of Council advising that he was representing the owners of the subject property, Cambridge Leaseholds. Accompanying Mr. Gleeson was Mr. Greg Alexander, Brisbin, Brook Beynon Architects, Ted Williams, Manager - Eaton Centre Mall, Steven Raynard, Cambridge Leaseholds, Jacques Beaudreau, David Nairne & Associates and Paul Bunt, Bunt & Associates.

Mr. Gleeson, with the assistance of a slide presentation, provided Council with a visual and narrative overview of the proposed development which is the third phase of the overall redevelopment planned for the subject site. The speaker advises that the original concept for this phase was to continue the traditional mall format with an anchor tenant and mixed retail outlets; however, the current market trend indicates an decrease in visits and spending in traditional mall environments in competition with alternative retail formats. Research undertaken in production of this proposal supports the following rationale for an entertainment enhanced development: creation of a major destination centre; increased consumer visits and trade; attraction of tourists. This "Entertainment Box" proposal is a blend of retail, food and beverage and entertainment options designed to meet the requirements of a broad and diverse segment of the population.

- ** Councillor Young arrived at the Public Hearing at 7:50 p.m. and took his place at the Council table.

The resultant proposal requires the net addition of 152,000 square feet, and will include the following components: Theme restaurant(s) - i.e. Rainforest Restaurant, Famous Players 10 screen, stadium-style seating cinema, Sega Playdium and other ancillary retail uses. In response to the evolving nature of the mall complex the proposal includes plans for increased mall security, extended mall hours and independent access to the new entertainment space.

- ** Councillor Redman arrived at the Public Hearing at 7:51 p.m. and took her place at the Council table.

Greg Alexander, Brisbin, Brook, Beynon Architects, then appeared before members of Council to expand on the design details of the proposed expansion. Mr. Alexander suggested that the intention of this proposal is to create an environment similar to those of City Walk in Los Angeles or Times Square in New York City. The speaker, also utilizing visual presentations, provided examples of signage, lighting and street presentations that will be an integral part of the updated and expanded mall. Mr. Alexander also provided visual and verbal descriptions of each component of the expansion, the overall facade treatment, signage, lighting, landscaping, parking and safety features.

In conclusion, Mr. Alexander informed Council of the four main goals this development would seek to achieve: to build an enhanced entertainment development; create an animated urban environment; create a safe, pedestrian environment, and; make signage a key integrated component of the overall development.

Parvin Chami, 3710 Kalyk Avenue, Burnaby appeared before the members of Council to express some concern about the proposed application. The speaker advised that she does not care for the proposal as described, however, her main concern is regarding the increased traffic that the additional development will generate. Ms. Chami suggested that Council give serious consideration to the impact this proposal will have on an already heavily congested traffic corridor along Kingsway in Metrotown. In conclusion, Ms. Chami stressed that before any further development be considered for this area that existing and future traffic issues be addressed.

Gilles Prudhomme, 4769 Hazel Street, Burnaby appeared before the members of Council to express concern about the proposal. The speaker advised that he had been unaware of this proposal until now and is troubled about the possibility of some components of the mall having extended hours of operation until 3 a.m. The speaker is concerned about increased noise and activity in his neighbourhood if the proposal is adopted.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rezoning Reference #4/97, Bylaw No. 10567.

There were no further submissions received in connection with this rezoning application.

MOVED BY COUNCILLOR LAWSON
SECONDED BY COUNCILLOR JOHNSTON

"THAT this Public Hearing relating to Rezoning Reference #4/97 , Bylaw No. 10567 be now terminated."

CARRIED UNANIMOUSLY

2. "BURNABY ZONING BYLAW 1965. AMENDMENT
BYLAW NO. 25, 1997" - BYLAW NO. 10584

Rezoning Reference #28/97

4700 Kingsway (Eaton Centre) - located on the south side of Kingsway in the vicinity of Sussex Avenue within the Metrotown core

Pcl. 3 Exc.: Firstly Airspace Pcl. 1, Plan 79744; Secondly: Airspace Pcl. 2, Plan 87388, D.L. 153, Grp. 1, NWD, Plan 79648

From: CD Comprehensive Development District (based on C3 and C3a General Commercial District and P2 Administration and Assembly District)

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To: Amended CD Comprehensive Development District (based on C3, C3a and C3c General Commercial District and P2 Administration and Assembly District as guidelines and in accordance with the Development Plan entitled "Eaton Centre Metrotown - additional entertainment aspects" prepared by Brisbin, Brook, Beynon Architects)

The purpose of the proposed zoning bylaw amendment is to permit an amusement arcade within the proposed cinema complex and billiard tables within three proposed large restaurants as part of the Eaton Centre entertainment oriented expansion.

Paul Gleeson, Cambridge Leaseholds Limited, Toronto, Ontario, owners of the subject property, appeared before the members of Council to advise that this application is being submitted in order to incorporate some additional entertainment aspects which had not been provided for in the initial application. The speaker informed Council that, in keeping with the new Famous Players "Tech Town" concept it is proposed to include 10 to 15 arcade units within the cinema complex for the entertainment of theatre-goers. It is also proposed that billiard tables be included as an ancillary use in some of the theme-style restaurants.

Mr. Gleeson concluded, that these forms of entertainment will be limited, additional to the principal theatre and restaurant uses, and intended for the patrons of those establishments only.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rezoning Reference #28/97, Bylaw No. 10584.

There were no further submissions received in connection with this rezoning application.

MOVED BY COUNCILLOR LAWSON
SECONDED BY COUNCILLOR JOHNSTON

"THAT this Public Hearing relating to Rezoning Reference #28/97, Bylaw No. 10584 be now terminated."

CARRIED UNANIMOUSLY

3. "BURNABY ZONING BYLAW 1965. AMENDMENT
BYLAW NO. 26, 1997" - BYLAW NO. 10585

Rezoning Reference #1/93

2316/78 Beta Avenue; 4756/66/4828 Lougheed Highway; 2311 Delta Avenue - located on

2316/78 Beta Avenue; 4756/66/4828 Lougheed Highway; 2311 Delta Avenue - located on the south side of the Lougheed Highway between Beta and Delta Avenues

Pcl. "E" (Ref. Plan 5276), Exc: Pcl. 1 (Exp. Pl. 13194); Lot 2, Plan 3935; Lot 124, Plan 36610; Pcl. "One" (Exp. Pl. 13194) of Pcl. "E" (Ref. Pl. 5276); all of D.L. 124, Grp. 1, NWD

From: M2 General Industrial District and R3 Residential District

To: CD Comprehensive Development District (based on C1 Neighbourhood Commercial District, RM3 and RM5 Multiple Family Residential Districts and the Brentwood Town Centre Development Plan as guidelines, and in accordance with the Development Plan entitled "Woodland Development Site" prepared by James K.M. Cheng Architects Inc.) and the P3 Park and Public Use District.

The purpose of the proposed zoning bylaw amendment is to rezone the subject lands in line with the Brentwood Town Centre Development Plan, to establish detailed residential development guidelines, to pursue servicing and subdivision to create the residential redevelopment sites, and to achieve the school/park site component of the subject lands.

A letter dated 1997 June 16 was received from Steven Faraone, Faraone Holdings Inc., owner of property located at 4738 Lougheed Highway, indicating his support for the rezoning proposal. However, the writer requests that, since the property west of his may not be available for redevelopment in the near future, Council consider allowing consolidation of his property with the a closed portion of Sumas Street in order to allow redevelopment of his property.

A letter dated 1997 June 24 was received from Ray Spaxman, The Spaxman Consulting Group Limited, 1303 Homer Street, Vancouver, applicant for the subject rezoning, requesting Council consider removal of two of the rezoning prerequisites required for completion of the application. The writer refers to prerequisites 4.(b) - submission of costs for all services necessary to serve the site and 4.(m) - completion of a public park and trail to the east of the property.

Ray Spaxman, Spaxman Consulting Group, appeared before the members of Council and advised that he is representing Woodlands Investments, owners of the subject property. Mr. Spaxman presented a model of the proposed development which, he informed Council, follows the policies of the recently adopted Brentwood Town Centre Plan as well as the broader goals of the City with regard to transit accessibility, cycle and pedestrian ways, greenspace and adequate school and open space for the community as a whole.

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In reference to his letter regarding the deletion of certain prerequisites, Mr. Spaxman suggested that these servicing costs will benefit other adjacent property owners and should not be borne by one developer.

Barbara Copan, 4667 Highlawn Drive, Burnaby appeared before members of Council to express her concerns about to the proposed development. The speaker advised that, since traffic is already congested on both Lougheed and Willingdon, her family are concerned about increased traffic congestion and safety issues and the impact more traffic will have on the existing housing subdivision. Ms. Copan suggested that the size of the development proposal cannot be supported by existing community services and preventative measures must be taken against an increase in crime in the area.

In response to a query of Council, Ms. Copan clarified that, while she is not directly opposed to rezoning of the site she is concerned about the size of development and its relative impact on the neighbourhood.

John Robillard, 658 Leg In Boot Square, Vancouver, owner of property located at 2465 Beta Avenue, appeared before the members of Council to express his concern about the proposed rezoning application. Mr. Robillard advised that situated on his property is a complex with parking for 125 cars, 24 truck loading bays, is five acres in size and is immediately across from the proposed school site. The speaker is concerned about how these uses will blend and, if they do not blend, the potentially negative impact on his property. Mr. Robillard is also concerned about the potential for vandalism to his property.

In conclusion, Mr. Robillard advised that, other than his noted concerns, he feels that proposal is interesting and is not opposed to the application.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rezoning Reference #1/93, Bylaw No. 10585.

There were no further submissions received in connection with this rezoning application.

MOVED BY COUNCILLOR EVANS
SECONDED BY COUNCILLOR LAWSON

"THAT this Public Hearing relating to Rezoning Reference #1/93, Bylaw No. 10585 be now terminated."

CARRIED UNANIMOUSLY

4. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 27, 1997" - BYLAW NO. 10586

Rezoning Reference #54/96

6700/90/6852 Beresford Street; 7458/68 Non Avenue; 6841/81 Prenter Drive - located within the block bounded by Beresford Street, Griffiths Avenue, Prenter Street and Hedley Avenue

Lot 117, Plan 66571, Lot 9 Exc: Pcl. "B" (Ref. Pl. 31751), Plan 3907, Lot 15/16 Exc: Firstly: Parts shown on Plan 4548; Secondly: Pcl. "M" (Ref. Pl. 11792), Lot 17 Exc: Firstly: Parts shown on Plan 4548; Secondly: Pcl. "M" (Ref. Pl. 11792), Thirdly: Pcl. "C" (Ref. Pl. 31751), all of Plan 3907, D.L. 96, Grp. 1, NWD; The Westerly Ptn. of Lots (10) to (16) inclusive of Pcl. "J" of Lot Ninety-Six (96), Plan 3907 shown on Map Four; The Westerly Ptn. of Lot 17 of Pcl. "J" of D.L. 96, Grp. 1 Plan 4548 Exc.: for Ptn. Shown on Plan 31751.

From: CD Comprehensive Development District

To: P3 Park and Public Use District (Lot 7 only) and Amended CD Comprehensive Development District (based on RM1, RM2, RM3 Multiple Family Residential District, and C1 Neighbourhood Commercial District use and density, and Powerhouse Creek Development Plan guidelines, and in accordance with the schedule and sketches #3 to #6 attached to Item 10, City Manager's Report No. 15, 1997 May 26)

The purpose of the proposed zoning bylaw amendment is to accommodate servicing and subdivision to create residential redevelopment sites, including park and open space and retail facilities, and to establish development guidelines for each site.

Tom Miller, Adera Equities Inc., 1111 Melville Street, Vancouver, the rezoning applicant, and Mr. Bob Rigor representing Weiser Lock, owner of the subject property, appeared before members of Council to advise that they were available to answer any questions Council may have with regard to the subject rezoning application.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rezoning Reference #54/96, Bylaw No. 10586.

There were no further submissions received in connection with this rezoning application.

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MOVED BY COUNCILLOR LAWSON
SECONDED BY COUNCILLOR JOHNSTON

"THAT this Public Hearing relating to Rezoning Reference #54/96, Bylaw No. 10586 be now terminated."

CARRIED UNANIMOUSLY

5. "BURNABY ZONING BYLAW 1965. AMENDMENT
BYLAW NO. 28, 1997" - BYLAW NO. 10587

Rezoning Reference #59/96

4755 Kingsway - located between Kingsway and Hazel Street on the east side of McKercher Avenue

Lot A, D.L. 32, Grp. 1, NWD, Plan 78744

From: CD Comprehensive Development District (based on RM5 Multiple Family Residential District and C3 General Commercial District)

To: Amended CD Comprehensive Development District (based on RM5 Multiple Family Residential District and C3 General Commercial District and P2 Administration and Assembly District guidelines and in accordance with the Development Plan entitled "Kingsway & McKercher" prepared by Lawrence Doyle Architect Inc.)

The purpose of the proposed zoning bylaw amendment is to permit a mixed-use commercial and high-rise residential development with community amenity space.

A letter dated 1997 June 19 was received from R.E. Free, #1003 - 6175 Nelson Avenue, Burnaby expressing opposition to the proposed two storey commercial development proposed for Kingsway of the proposed rezoning application.

Larry Doyle, 200 - 1450 Creekside Drive, Vancouver, architect and applicant for the subject project appeared before members of Council advising he was available to answer any questions in regard to the application.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rezoning Reference #59/96, Bylaw No. 10587.

There were no further submissions received in connection with this rezoning application.

MOVED BY COUNCILLOR LAWSON
SECONDED BY COUNCILLOR JOHNSTON

"THAT this Public Hearing relating to Rezoning Reference #59/96, Bylaw No. 10587 be now terminated."

CARRIED UNANIMOUSLY

6. "BURNABY ZONING BYLAW 1965. AMENDMENT
BYLAW NO. 29, 1997" - BYLAW NO. 10588

Rezoning Reference #67/96

5538 Chaffey Avenue - located on the east side of Chaffey Avenue at the northeast corner of its intersection with Sardis Street and one block north of Grange Street.

Lot 170, D.L. 33, Grp. 1, NWD, Plan 30503

From: R5 Residential District

To: CD Comprehensive Development District (based on RM1 Multiple Family Residential District and R5 Residential District density and siting guidelines and in accordance with the Development Plan entitled "5538 Chaffey Avenue" prepared by Boni-Maddison Architects)

The purpose of the proposed zoning bylaw amendment is to permit the development of a two-storey five unit non-profit residential building for the Burnaby Association for the Mentally Handicapped.

A letter dated 1997 June 17 was received from Barry and Gail Hegquist, 5361 Chaffey Avenue, Burnaby expressing opposition to the proposed rezoning application.

A letter dated 1997 June 18 was received from Dennis and Helen Ng-Haing, 5514 Chaffey Avenue, Burnaby expressing opposition to the proposed rezoning. Attached to this letter is a petition containing the signatures of 45 residents: The text is contained hereunder:

"The following neighbourhood property owners oppose the amendment of the "Burnaby Zoning bylaw 1965, Amendment Bylaw No. 29, 1997" the designation of 5538 Chaffey Avenue (Lot 170, D.L. 33, Grp. 1, NWD, Plan 30503 from R5 Residential District to CD Comprehensive Development District.

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1. We feel that any change to the present residential designation could be detrimental to the existing property owners who wish to maintain the area as a residential area only.
2. Although this present amendment may apply to one lot only at this time, it sets a precedent for the future which could allow further and other types of development into the area.
3. We feel that this could adversely affect the resale values of the properties because some people would be reluctant to move into a neighbourhood where a type of institutional facility exists.”

A letter dated 1997 June 21 was received from Keith and Peggy Yu, owners of 5525 and 5527 Abbey Avenue, Burnaby expressing opposition to the proposed rezoning.

A letter dated 1997 June 19 was received from Helen and Dennis Ng-Haing, 5514 Chaffey Avenue, Burnaby strongly opposing this rezoning application.

A letter dated 1997 June 18 was received from Karl and Elizabeth Zahn, 5537 Chaffey Avenue, Burnaby protesting the comprehensive development proposal for this property.

A letter dated 1997 June 24 was received from Allan and Mary Murdoch, 5434 Chaffey Avenue, Burnaby expressing opposition to the rezoning proposal.

A letter dated 1997 June 24 was received from Younge Wong, owner of 5561 Chaffey Avenue, Burnaby advising of his opposition to the rezoning application.

A letter dated 1997 June 24 was received from Seiwa and Tsuruko Oyama, 5504 Chaffey Avenue, Burnaby expressing their opposition to the rezoning application.

Jack Styan, Executive Director of the Burnaby Association for the Mentally Handicapped, owners of the subject property, appeared before the members of Council in support of the rezoning proposal. Mr. Styan advised that the Burnaby Association for the Mentally Handicapped (BAMH) has owned the subject property for 15 years and the existing house is presently being utilized as a residence for 5 women with mental handicaps. The Association's goal is to redevelop the site with residence that will accommodate five, independent living units for 3 of the current residents plus four others. Project funding has been made available from B.C. Housing Management Corporation to develop a five unit, non-profit, multiple family housing project.

Mr. Styan informed Council that the current trend in housing for people with mental handicaps is for smaller groups in order to allow more individual and responsive services.

The current group home residents are already established members of the community, who are familiar and secure living in this neighbourhood. The speaker acknowledged the Association is aware of the concerns of area residents and they have made every effort to have the design fit in and not be disruptive to the surrounding neighbourhood.

Anthony Boni, Boni-Maddison Architects, architect for the subject project, appeared before Council to provide details of the development design. Mr. Boni advised the proposal plans to replace the current two storey, five bedroom house with a facility containing five independently accessed living units. These five units will consist of one 3-bedroom and one 2-bedroom living units with handicapped accessibility on the ground floor and two 2-bedroom and one 1-bedroom living units on the second floor. The building will be constructed in an L-shape with common space in the courtyard. It is intended that the overall mass of the building will be well screened, and treated with wood trim and textured finish to fit into the neighbourhood.

Maureen Seesahaj, 4702 Fernglen Place, Burnaby appeared before the members of Council to express her support for the proposal. The speaker informed Council that her daughter presently lives in another group home but, until the existing group home became in great need of repair, had lived at the Chaffey Avenue group home and she is looking forward to returning.

Elizabeth Zahn, 5537 Chaffey Avenue, Burnaby appeared before Council to express her concern about the proposed rezoning application. The speaker informed Council that it is not the residents of the proposed home that is of concern to her, but the CD zoning designation that will be utilized to permit the development. Ms. Zahn suggested that the proposal to double the size of the existing building, but still only accommodating five residents, does not make sense. The speaker also indicated she did not understand why the Planning Department is supporting this application when it would not support a zoning change to a residential "a" designation for another lot on Chaffey last year.

Pamela Wood, 5487 Chaffey Avenue, Burnaby appeared before Council members to express her opposition to the spot zoning of this site. Ms. Wood suggested that CD zoning in a residential neighbourhood could have a negative impact on property values and further suggested that there were many other more suitable locations for this type of development in South Burnaby.

Parvin Chami, 3710 Kalyk Avenue, Burnaby appeared before Council to express her support for the proposed development. Ms. Chami advised she understands the need for people with mental handicaps to be independent and to have access to support staff when necessary. The speaker suggested there would not be any negative effect on housing prices by having such a facility in this neighbourhood.

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Lois Godfrey, Director, Burnaby Association for the Mentally Handicapped appeared before Council to express her support for the rezoning proposal. The speaker advised Council she appreciates their past support for the Association's activities and advised area residents she understands their concerns. Ms. Godfrey submitted that the Association has a responsibility to provide its residents with the opportunity for semi-independent living and that Council would never do anything that would jeopardize their responsibility to all area residents.

Mary Murdoch, 5434 Chaffey Avenue, Burnaby appeared before Council members to express her concern about the size of the proposed dwelling. The speaker advised that the structure would not fit into the neighbourhood as it would look more like an apartment building than a house. Ms. Murdoch suggested that a large home built to accommodate the special needs of the residents would be more appropriate.

In conclusion, Ms. Murdoch questioned some of the square footage figures used for the proposal since that they do not equate to the same square footage of a large home and is concerned that all the square footage has been placed into one area of coverage.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rezoning Reference #67/96, Bylaw No. 10588.

There were no further submissions received in connection with this rezoning application.

MOVED BY COUNCILLOR EVANS
SECONDED BY COUNCILLOR JOHNSTON

"THAT this Public Hearing relating to Rezoning Reference #67/96, Bylaw No. 10588 be now terminated."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR VOLKOW

"THAT this Public Hearing do now recess."

CARRIED UNANIMOUSLY

The Public Hearing (Zoning) recessed at 9:40 p.m.

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR EVANS

“THAT the Public Hearing (Zoning) do now reconvene.”

CARRIED UNANIMOUSLY

The Public Hearing (Zoning) reconvened at 9:47 p.m. with Councillors Corrigan, Redman and Rankin absent.

7. "BURNABY ZONING BYLAW 1965. AMENDMENT
BYLAW NO. 30, 1997" - BYLAW NO. 10589

Rezoning Reference #18/97

Ptn. 4567 Lougheed Highway - located within Brentwood Mall, oriented towards the corner of Willingdon Avenue and Lougheed Highway

Ptn. Lot 113 Exc.: Part Subdivided by Plan 27154, D.L. 122 & 124, Grp. 1, NWD, Plan 26085

From: C3 General Commercial District

To: C3a General Commercial District

The purpose of the proposed zoning bylaw amendment is to permit the establishment of a government liquor store.

Richard Armour, 20 Vic Management Inc., 9855 Austin Avenue, Burnaby, applicant for the subject rezoning, appeared before the members of Council to respond to any questions Council may have with regard to this application.

** Councillor Redman returned to the Council Chamber at 9:50 p.m. and took her place at the Council table.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rezoning Reference #18/97, Bylaw No. 10589.

There were no further submissions received in connection with this rezoning application.

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MOVED BY COUNCILLOR LAWSON
SECONDED BY COUNCILLOR JOHNSTON

"THAT this Public Hearing relating to Rezoning Reference #18/97, Bylaw No. 10589 be now terminated."

CARRIED UNANIMOUSLY

8. "BURNABY ZONING BYLAW 1965. AMENDMENT
BYLAW NO. 31, 1997" - BYLAW NO. 10590

Rezoning Reference #20/97

Ptn. 8669 - 10th Avenue - located in the Crest Shopping Centre parking lot which is on Langley Street between Tenth and Eleventh Avenues

Ptn. Lot N, D.L. 13, Grp. 1, NWD, Plan 13703

From: C1 Neighbourhood Commercial District

To: P2 Administration and Assembly District

The purpose of the proposed zoning bylaw amendment is to permit construction of a cellular antennae pole.

Rick Carlson, 4519 Canada Way, Burnaby appeared before members of Council, on behalf of B.C. Tel Mobility, the communication company wishing to install an antennae at this site. Mr. Carlson reviewed the proposal which calls for a 35 foot high, free standing pole which will replace an existing lamp standard and will accommodate both lights as well as cellular antennae. The speaker advised the pole will be well screened by trees which surround the site.

Verlie Bousfield, 7792 Langley Street, Burnaby appeared before members of Council to express her opposition to the rezoning application. The speaker advised that she does not believe the trees surrounding the site are large enough to shield the site of the tower which she considers to be unsightly and will result in reduced property values. Ms. Bousfield also expressed concern what effect exposure to radiation from this antennae will have on area residents and customers and staff of the mall.

The speaker presented Council with a petition containing 153 signatures. The petition is on file in the Office of the City Clerk and the text is hereunder:

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"In regards to the re-zoning application #20/97 in the City of Burnaby for the purpose of constructing a cellular telephone antenna in the parking lot of the Crest Shopping Centre, we the undersigned stand opposed and urge city council to reject this application."

Elaine Chartier, 7864 Langley Street, Burnaby appeared before Council members in opposition to the proposed application. The speaker advised she is opposed to this proposal because the trees will not provide adequate protection from the unsightliness of the antennae and she is concerned about the possible effects of radiation.

Jim Wiffin, 5882 Mayview Circle, Burnaby appeared before members of Council, on behalf of his mother who resides at 7864 Langley Street across from the subject site. Mr. Wiffin, a nuclear chemist working in the nuclear diagnostics industry, advised he is opposed to the subject application and discussed some of the health and safety issues with regard to installations such as this. Mr. Wiffin's presentation discussed the nature of radiation, potential health effects, safe dose limits, regulations, location and concluded that extreme caution should be exercised in matters affecting the local environment and urged Council to reject the zoning application.

In conclusion, Mr. Wiffin expressed concern with regard to the lack of detailed technical information available regarding this application and inquired whether the rezoning process is an appropriate mechanism for approving this type of installation.

A copy of Mr. Wiffin's presentation was provided to Council and is on file in the Office of the City Clerk.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rezoning Reference #20/97, Bylaw No. 10590.

There were no further submissions received in connection with this rezoning application.

MOVED BY COUNCILLOR LAWSON
SECONDED BY COUNCILLOR JOHNSTON

"THAT this Public Hearing relating to Rezoning Reference #20/97, Bylaw No. 10590 be now terminated."

CARRIED UNANIMOUSLY

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9. "BURNABY ZONING BYLAW 1965. AMENDMENT
BYLAW NO. 32, 1997" - BYLAW NO. 10591

Rezoning Reference #22/97

Ptn. 9198 Glenlyon Parkway, Ptn. 9162/92 Sussex Avenue, and Ptn. Sussex Avenue - located on the north side of Glenlyon Parkway, just east of the Ballard Power System Facility at the eastern end of Glenlyon Parkway

Ptn. Lot 1 Exc.: Part Subdivided by Pl. LMP22859, D.L. 164, Plan LMP2257; Ptn. Lots 110 & 111, D.L's 163 & 165, Plan 1050; all of Grp. 1, NWD

From: CD Comprehensive Development District (based on M2 General Industrial District and M5 Light Industrial District)

To: Amended CD Comprehensive Development District (based on M5 Light Industrial District use and density and Glenlyon Concept Plan guidelines and in accordance with the Development Plan entitled "MacMillan Bloedel Facility" prepared by Christopher Bozyk Architects Ltd.)

The purpose of the proposed zoning bylaw amendment is to permit the development of a two-storey building.

Allan Boniface, Christopher Bozyk Architects, 414 - 611 Alexander Street, Vancouver appeared on behalf of the applicant, Canada Lands Company Limited, to advise he was available to answer any questions Council may have with regard to this application.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rezoning Reference #22/97, Bylaw No. 10591.

There were no further submissions received in connection with this rezoning application.

MOVED BY COUNCILLOR EVANS
SECONDED BY COUNCILLOR YOUNG

"THAT this Public Hearing relating to Rezoning Reference #22/97, Bylaw No. 10591 be now terminated."

CARRIED UNANIMOUSLY

10. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 33, 1997" - BYLAW NO. 10592

Rezoning Reference #23/97

7890 Canada Way - located at the northeasterly corner of Canada Way and Tenth Avenue

Lot 59, D.L. 28, Grp. 1, NWD, Plan 28776

From: C6a Gasoline Service Station District

To: C6b Gasoline Service Station District

The purpose of the proposed zoning bylaw amendment is to permit redevelopment of the service station with a retail grocery store.

A letter dated 1997 June 23 was received from Beena Prasad, owner of 7737 - 10th Avenue, Burnaby expressing a number of concerns with regard to the possible adverse effects to his property as a result of the subject rezoning application.

Byron Cook, Petro Canada, applicant for the subject rezoning application, appeared before Council members to respond to any questions Council had with regard to the subject application.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rezoning Reference #23/97, Bylaw No. 10592.

There were no further submissions received in connection with this rezoning application.

MOVED BY COUNCILLOR LAWSON
SECONDED BY COUNCILLOR EVANS

"THAT this Public Hearing relating to Rezoning Reference #23/97, Bylaw No. 10592 be now terminated."

CARRIED UNANIMOUSLY

11. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 34, 1997" - BYLAW NO. 10593

Rezoning Reference #24/97

1997 JUNE 24

4390 Grange Street - located at the southeast corner of Grange Street and Wilson Avenue

Lot 111, D.L. 153, Grp. 1, NWD, Plan 38340

From: CD Comprehensive Development District (based on RM5 Multiple Family Residential District and C3 General Commercial District)

To: Amended CD Comprehensive Development District (based on RM5 Multiple Family Residential District guidelines and in accordance with the Development Plan entitled "Proposed Alterations to Panorama Tower" prepared by Soren Rasmussen Architects Inc.)

The purpose of the proposed zoning bylaw amendment is to permit three additional units within the existing floor area as well as a recreation pavilion on the parking structure roof deck.

Kerry Williams, Soren Rasmussen Architects Inc., applicant for the subject rezoning application, appeared before members of Council to respond to any questions Council had with regard to this application.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rezoning Reference #24/97, Bylaw No. 10593.

There were no further submissions received in connection with this rezoning application.

MOVED BY COUNCILLOR EVANS
SECONDED BY COUNCILLOR YOUNG

"THAT this Public Hearing relating to Rezoning Reference #24/97, Bylaw No. 10593 be now terminated."

CARRIED UNANIMOUSLY

12. "BURNABY ZONING BYLAW 1965. AMENDMENT
BYLAW NO. 35, 1997" - BYLAW NO. 10594

Rezoning Reference #27/97

4330 Sanderson Way - located south of Sanderson Way at the intersection with Gilmore Way in Discovery Place (BCIT) site.

Lot 16, D.L's 71 & 72, Grp. 1, NWD, Plan 60616

From: CD Comprehensive Development District (based on M8 Advanced Technology Research District and Discovery Place Community Plan)

To: CD Comprehensive Development District (based on M8 Advanced Technology Research District and the Discovery Place Community Plan and in accordance with the Development Plan entitled "Amended Rezoning Phase II" prepared by Musson Cattell MacKey Partnership)

The purpose of the proposed zoning bylaw amendment is to permit the enlargement of an advanced technology research and office facility.

Mark Whitehead, Musson Cattell MacKey Partnership, applicant for the subject application, appeared before Council members to briefly review the application for Council's information. Mr. Whitehead advised that the requested enlargement of the building is a result of space and facilities intended to be included in Phase II of the project being required now and, therefore, it is proposed to include them now in the initial construction phase.

Parvin Chami, 3710 Kalyk Avenue, Burnaby appeared before members of Council to express her opposition to the rezoning application. The speaker advised that she has always been and still is opposed to development of this site. Ms. Chami further requested that Council follow through in ensuring that all work that has been promised for this and all Discovery Place sites will be undertaken, particularly with regard to the planting of trees. The speaker also inquired as to the status of a traffic signal to be installed at Gilmore and Sanderson Way in relation to this project.

Council requested that staff bring forward a report responding to the concerns regarding the phasing of tree planting on this property.

** Councillor Young retired from the Public Hearing at 10:50 p.m.

Blanche Snowden, 4096 Spruce Street, Burnaby appeared before Council members to express her opposition to the application. The speaker requested that all measures be taken to ensure that adjacent property owners will not be affected by: noise from air condition units; antennae; lights; parking; and that surrounding residential streets will remain closed off to traffic.

In response to the concerns expressed by this speaker Council indicated that staff would also address these issues in the report requested previously.

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- ** Councillor Young returned to the Council Chamber at 10:55 p.m. and took his place at the Council table.

Ruth Jack, 4090 Spruce Street, Burnaby appeared before Council in opposition to the rezoning application. The speaker advised that she too has been opposed to any development of this site and was concerned that signs have now been placed on the site indicating work will be commencing on a trail on the property.

Bill Jones, 3688 - 49th Avenue, Vancouver appeared before members of Council on behalf of Electronic Arts, owners of the subject property. Mr. Jones attempted to respond to many of the questions posed by previous speakers, including: the design for the proposed traffic signal has been submitted to City staff; Electronic Arts will be taking over the planting of all trees proposed for its site including those from Discovery Place; an acoustical consultant has been retained to address all noise concerns; 603 parking spaces will be provided at no cost to users; subtle lighting is planned for the site, and work will be undertaken by a reforestation company on a low-impact, one metre wide dirt path.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rezoning Reference #27/97, Bylaw No. 10594.

Arising from its consideration of Bylaw No. 10594, Rezoning Reference #27/97 the Advisory Planning Commission adopted the following recommendation for Council's consideration.

"THAT Council consider requiring the rezoning applicant to provide appropriate time-limiting signage to control parking on surrounding residential streets."

There were no further submissions received in connection with this rezoning application.

MOVED BY COUNCILLOR LAWSON
SECONDED BY COUNCILLOR YOUNG

"THAT this Public Hearing relating to Rezoning Reference #27/97, Bylaw No. 10594 be now terminated."

CARRIED UNANIMOUSLY

13. "BURNABY ZONING BYLAW 1965. AMENDMENT
BYLAW NO. 36, 1997" - BYLAW NO. 10595

Rezoning Reference #25/97

1997 JUNE 24

Ptn. 5289 Byrne Road - located along Riverway Place, just west of Byrne Road

Ptn. Lot 60, D.L. 162, Grp. 1, NWD, Plan 57708

From: M2 General Industrial District

To: P2 Administration and Assembly District

The purpose of the proposed zoning bylaw amendment is to permit construction of a cellular antennae monopole.

Ray Spaxman, Spaxman Consulting Group, rezoning applicant, appeared before Council members to provide a brief outline of the plans for the proposed cellular antennae site. The speaker advised that, in response to Council's request, they have worked extensively with City staff to achieve a collocation of two uses for this antennae, resulting in both Rogers Cantel and Clearnet agreeing to utilize the site. Mr. Spaxman suggested that the subject site is an appropriate location for an antennae use and the users will work with City staff to minimize the visual impact of the antennae array and other associated equipment.

Council requested that staff report back on radiation emissions from this type of cellular antennae, including the type of radiation and amounts.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rezoning Reference #25/97, Bylaw No. 10595.

There were no further submissions received in connection with this rezoning application.

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR LAWSON

"THAT this Public Hearing relating to Rezoning Reference #25/97, Bylaw No. 10595 be now terminated."

CARRIED UNANIMOUSLY

14. "BURNABY ZONING BYLAW 1965. AMENDMENT
BYLAW NO. 24, 1997" - BYLAW NO. 10576

TEXT AMENDMENT

The purpose of the proposed Text Amendment is to set fees for applications.

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The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT the Text Amendment, Bylaw No. 10576.

There were no further submissions received in connection with this Text Amendment.

MOVED BY COUNCILLOR LAWSON
SECONDED BY COUNCILLOR JOHNSTON

"THAT this Public Hearing relating to the Text Amendment, Bylaw No. 10576 be now terminated."

CARRIED UNANIMOUSLY

15. "BURNABY ZONING BYLAW 1965. AMENDMENT
BYLAW NO. 37, 1997" - BYLAW NO. 10596

TEXT AMENDMENT

The purpose of the proposed Text Amendment is to permit the use of bonus zoning as a tool to achieve the provision of amenities and/or affordable housing in the approval of eligible multiple family developments in the four town centre areas.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT the Text Amendment, Bylaw No. 10596.

There were no further submissions received in connection with this rezoning application.

MOVED BY COUNCILLOR EVANS
SECONDED BY COUNCILLOR LAWSON

"THAT this Public Hearing relating to the Text Amendment, Bylaw No. 10596 be now terminated."

CARRIED UNANIMOUSLY

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ADJOURNMENT

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR EVANS


"THAT this Public Hearing (Zoning) do now adjourn."

CARRIED UNANIMOUSLY

The Public Hearing (Zoning) adjourned at 11:15 p.m.

Confirmed:

Certified Correct:



MAYOR



ADMINISTRATIVE OFFICER I